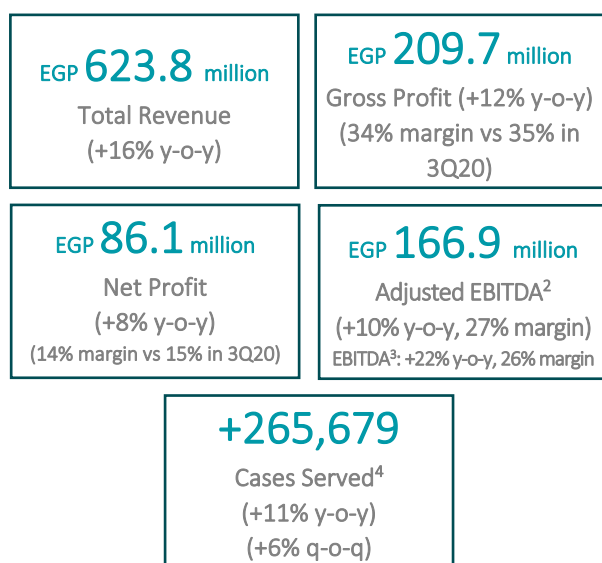


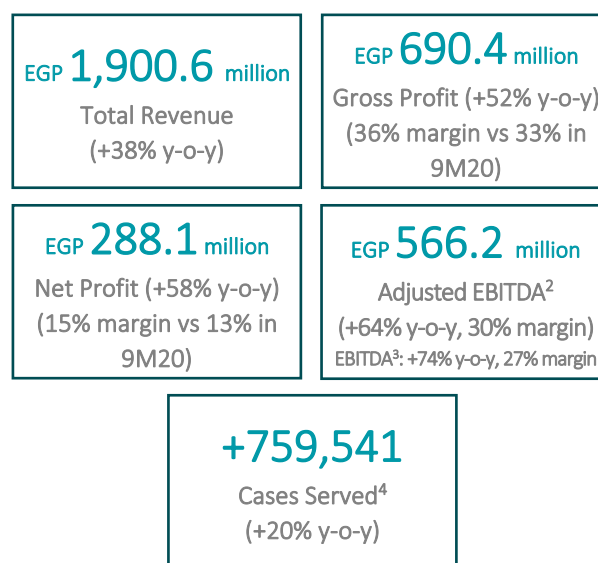
Cleopatra Hospitals Group Reports 9M2021 Results

CHG continued its strong momentum in 2021 to deliver revenue and net profit growth in 9M2021 of 38% and 58%, respectively, a remarkable performance which comes despite the seasonally weak third quarter which was impacted by the extended July bank holiday period; Margins at all levels of profitability remained in line with the Group's historical highs; Management continued to push forward on long-term growth strategy, with agreements for CHG's first brownfield hospital signed in October 2021

3Q2021 Financial & Operational Highlights¹



9M2021 Financial & Operational Highlights¹



Cairo, 21 November 2021

Cleopatra Hospital Group S.A.E. (CLHO.CA on the Egyptian Exchange), Egypt's first and largest private hospital group by number of hospital beds and number of operating hospitals, reported today its consolidated results for the quarter and nine-month period ended 30 September 2021.

Performance Highlights and Strategic Updates

- **Revenue** year-on-year growth of 38% in 9M2021 continued to be supported by **strong demand across the Group's entire service offering**, with robust performances recorded by both CHG's more established and newer facilities.
- **Year-to-date performance was supported by a solid third quarter** which saw the Group report a 16% year-on-year increase in revenue. This is an impressive result especially when considering that last year's third quarter included a strong rebound effect following the lifting of COVID-19-related restrictions that were in place during the second quarter of 2020, in addition to the above-average number of bank holidays during July 2021.
- It is worth noting that the number of bank holidays in July 2021 was higher than in 2020 with many Cairenes opting to "bridge" the holiday week with the summer holidays resulting in a shortened working month. More specifically, **in July 2021 there were an estimated 10 working days less than in the same month of last year** (including "bridging" days).

¹ Consolidated figures include the newly added East and West Cairo Polyclinics, Queens and El Katib Hospitals, as well as the newly added Bedaya IVF center.

² Adjusted EBITDA: Earnings before Interest, Tax, Depreciation and Amortization adjusted for provisions, impairments, LTIP, acquisitions expenses, pre-operating expenses and excluding contributions from other income.

³ EBITDA does not adjust for impairments booked during the period.

⁴ Cases served includes number of in-patients, outpatient visits and ER visits.

- **Solid growth at all levels of profitability with margins remaining in line with CHG's historical highs.** Strong and improving profitability highlights the success of management's long-term efficiency enhancement strategy coupled with the effectiveness of its integration and optimisation efforts.
- **Net profit** year-on-year growth of 58%. Bottom-line profitability was supported by strong top-line growth, increased operational efficiencies, and a normalisation of impairments which in 3Q2021 decline to EGP 6.9 million. Normalising impairments were supported by management's work to enhance CHG's claims collection process, which saw the introduction of a new revenue cycle management framework in late 2019.
- **Clinisys** rollout across all of the Group's facilities is now complete. Improvements in patient experience, operational efficiencies, and intra-group referrals are already being recorded across all of CHG's facilities. CHG is pushing forward with its **digital transformation strategy**, with multiple projects in the pipeline including the planned rollout of upgraded patient portals and electronic medical records modules.
- **Bedaya's ramp up is complete with volumes rebounding to pre-Covid-19 averages.** In the final weeks of 3Q2021, the facility started to report revenues in line with management's long-term targets, with the venture remaining on track to deliver results in line with its historical highs over the coming year.
- **In October 2021, CHG signed agreements to add a 400-bed brownfield hospital to its network**, with the project now pending regulatory approval. The hospital, when completed, would be CHG's largest facility and would represent the Group's first major new capacity development in East Cairo, one of the fastest-growing and currently underpenetrated neighbourhoods of Egypt's capital. **Management is expecting the hospital to be operational within 18 to 24 months following the transaction's closing date, and plans to position the facility as CHG's new flagship hospital, leveraging its size and reach to drive new growth in the coming years.**
- The Group has recently made several strategic hires in the **Marketing** and **Digital Media** departments to enhance its consumer outreach capabilities and better communicate its evolving Centres of Excellence offering and multiple other initiatives.
- In light of the latest results, CHG remains **on track to deliver on its revenue and profitability targets for the year.**

Management Comment

“Our latest results see us **continue to build on a strong first half of the year to deliver remarkable top- and bottom-line growth in line with our recent trends.** This is a particularly noteworthy achievement when considering the high base effect from last year's third quarter which had benefited from the post-COVID-19 lockdown rebound following the lifting of restrictive measures imposed in the first part of the year. Moreover, it is also worth highlighting that during the month of July 2021 the Group recorded a significantly lower contribution coming from its COVID-19-related services as the country witnessed a widespread decline in new infections and potential patients relocated outside the Greater Cairo area during the extended bank holiday period. Despite this, we continued to display a remarkable ability to **drive robust growth across our entire service and hospital portfolios**, highlighting the attractiveness of our value proposition which successfully caters to the strong demand for high quality healthcare currently growing in the country.

Looking at our facilities in more detail, **we are particularly happy with the sustained growth witnessed at Cleopatra Hospital.** The Group's flagship facility is delivering consistent financial and operational growth and continues to set the standard for all our other facilities both in terms of operational excellence and quality of care. Meanwhile, **our polyclinics and outpatient pharmacies are consistently outperforming our expectations** with their popularity amongst new and existing patients growing by the day. Finally, I am also pleased to report that **operations at our IVF clinic, Bedaya, have been successfully ramped up**, with the venture beginning to deliver revenues in line with our long-term targets towards the end of the third quarter. Moreover, Bedaya is already recording margins in line with the Group's averages, further displaying the clinic's long-term potential and once more demonstrating our ability to identify and acquire assets which can immediately contribute substantial value to the Group.

On this front, I would also like to mention our more recent agreement to add a 400-bed brownfield hospital to our network. **The deal, which is still pending regulatory approval, would be our first full-fledged hospital in the strategic neighbourhood of East Cairo, enabling us to tap into a new catchment area characterised by a fast-growing but currently underserved demand.** The brownfield asset offers an incredible opportunity to develop a large,

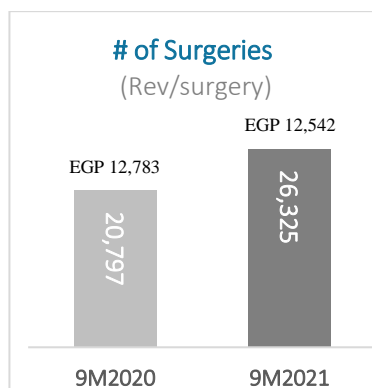


state-of-the-art medical facility and takes us a step closer to delivering on our long-term vision of offering high-quality, affordable healthcare services to as many Egyptians as possible. In terms of timing, we expect the launch of operations to take place in under two years from receiving the regulatory green light. We are confident that our on-the-ground expertise, brand recognition, robust governance frameworks, and financial firepower make us the only private healthcare group in the country capable of taking on a project of this size and successfully delivering it on schedule.

Looking ahead, given our latest results, **we remain on course to deliver on our revenue and profitability targets for the year.** Meanwhile, our solid progress on all longer-term strategic fronts see us **well-placed to build on our remarkable 2021 and continue delivering world-class care to our patients and strong growth in 2022.**”

Ahmed Ezzeldin
Group CEO

Operational Review and Strategy Updates

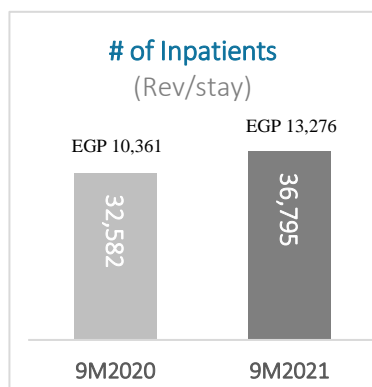
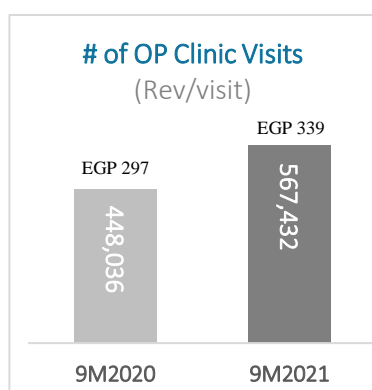


During the third quarter of 2021, GHC continued to make solid progress on its multi-pronged growth and development strategy which focuses on capacity and geographical expansion, the diversification of revenue streams, the enhancement of service quality, as well as the digitalisation, optimisation, and integration all of the Group's operations. Looking at the progress made in more detail, during the past three months the Group successfully completed the ramp up and integration phases at Bedaya, delivered on a key digitalisation target, and pushed forward with the renovation of its inpatient wards across all facilities. At the same time, CHG continued to leverage its newly added centres of excellence (CoEs) and recently completed renovations to stimulate patient volumes across all facilities and revenue verticals. Finally, the Group signed an agreement to purchase a brownfield hospital in East Cairo, setting the foundations for new geographic and operational growth.

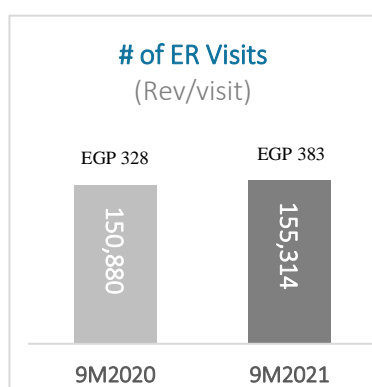
Revenue Stream Diversification

Polyclinics and Pharmacy (CHG for Medical Services & CHG Pharma)

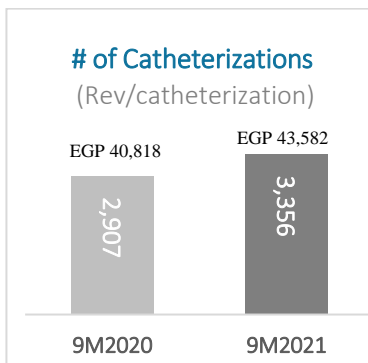
The Group's polyclinics continue to record strong growth as their unique service offering delivered in an outpatient setting and in currently underserved geographical areas continue to attract a growing number of patients. During the third quarter, volumes and revenues increased significantly at both polyclinics, surpassing the already impressive results delivered in the first two quarters of the year. More specifically, the Group's polyclinics recorded revenue of EGP 19.0 million in 3Q2021, up 58% versus 3Q2020 and 6% compared to 2Q2021. The quarter-on-quarter growth is particularly remarkable as 3Q2021 included the expected decline associated with the summer months. This saw revenue for 9M2021 reach EGP 54.8 million, nearly double revenues recording in 9M2020. On the profitability front, GHC's polyclinics are currently **delivering double digit gross profit and EBITDA margins**, a stark improvement from last year's performance. Strategically, CHG's polyclinics continue to offer multiple benefits for the Group from increasing CHG's intra-group referral capabilities, to serving as a base from which to operate the Group's new home visit services.



Meanwhile, the Group's polyclinic pharmacy business (CHG Pharma), which complements its polyclinics offering and allows the Group to serve its patients across the entire treatment cycle, reported revenue of EGP 26.0 million in 9M2021, up 292% year-on-year. In 3Q2021, revenue stood at EGP 10.1 million, up 263% year-on-year. The segment's growth is expected to be further supported by the newly rolled out Clinisys system which will allow for greater accessibility to patients.

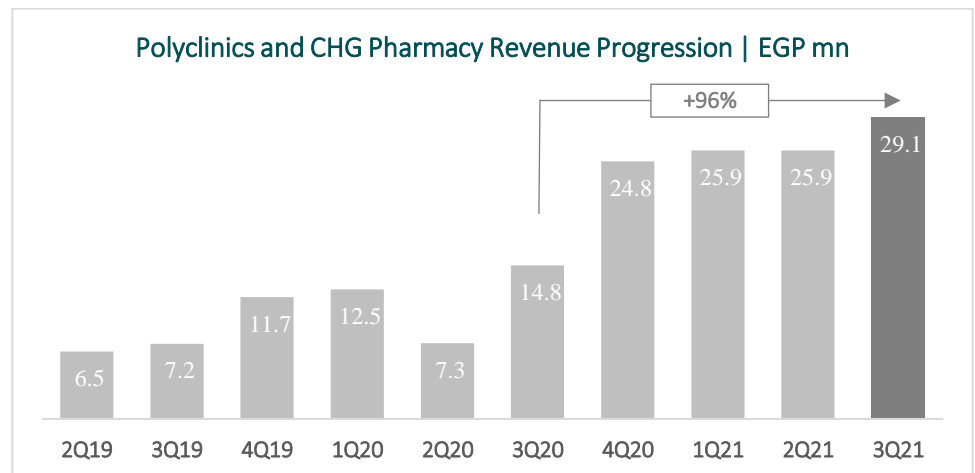


Similarly, the Group's total outpatient pharmacy services which includes all outpatient pharmacies located across the entire CHG network of facilities, reported strong year-on-year growth of 68% in 9M2021 and 28% in 3Q2021. Total outpatient pharmacy revenues recorded EGP 82 million in 9M2021, with their share of consolidated revenue expanding by nearly an entire percentage point versus last year. Together, CHG's polyclinics and pharmacy services are now generating revenues in line with figures recorded by typical small and midsize hospitals in the Group's network. This highlights the segments' importance for the Group not just from a longer-term strategic perspective but also from an immediate revenue contribution point of view.



Historical figures have been adjusted to account for standardization of KPI reporting across all facilities.

All KPI figures refer to all six of CHG hospitals as well as the Group's East and West Cairo Polyclinics (contributing to group's outpatient visits volumes) and excludes Bedaya.



Diagnostics Services (Laboratory and Radiology)

Over the last two years, the Group has invested significant resources to grow its diagnostic laboratory and radiology segments. This comes as part of wider drive to diversify CHG's revenue streams and deliver on its vision of provide patients with a one-stop-shop offering which caters to the full spectrum of their medical needs. During the third quarter of 2021, the Group recorded a solid increase in laboratory tests performed with revenues generated by the segment expanding 8% year-on-year to EGP 59.6 million. Similarly, radiology tests performance increased versus last year, with revenues recording EGP 42.9 million, in line with last year's figure. On a year-to-date basis, tests performed increased by 21% at the laboratory vertical and by 19% at the radiology vertical versus 9M2020. This in turn drove a 48% and 36% year-on-year expansion in laboratory and radiology 9M2021 revenues, respectively. It is important to note that both verticals are delivering strong margins highlighting management's ability to drive efficiency enhancements across all segments.

Bedaya for Medical Services

Bedaya, CHG's new IVF venture, completed its ramp up phase and in the final part of the third quarter began delivering revenues in line with CHG's long-term expectations. This was supported by a rebound of patient volumes to the venture's pre-Covid-19 levels. More specifically, during 3Q2021, Bedaya recorded revenue of EGP 14.4 million, up 39% from 2Q2021 and 47% from 1Q2021. The venture also generated an additional EGP 4.4 million in pharmacy revenue during the third quarter. In the first nine months of the year, Bedaya recorded revenue of EGP 34.7 million, with EGP 11.2 million in additional pharmacy revenue (which is booked under CHG Pharma). In 3Q2021, the venture reported a gross profit margin of 45% and an EBITDA margin of 24%. The margins recorded by Bedaya are now in line with both the venture's pre-Covid-19 averages and management's expectations.

The effective ramp up of Bedaya is directly attributable to the success CHG's integration strategy which saw the new facility quickly transition to operating under the Group's proven operational frameworks. This enabled Bedaya to immediately record efficiency improvements across all aspects of its operations. Going forward, the venture is expected to generate yearly revenues of around EGP 100 million with an EBITDA margin of up to 35%. Management is also looking to leverage the venture's new branch in West Cairo (currently in the planning phase) and the addition of IVF-dedicated clinics across other CHG facilities to drive additional revenue growth and capitalise on the significant growth potential offered by Egypt's ART segment.

Digitalisation

Clinisys

The Group has successfully completed the rollout of its Group-wide HIS/Enterprise Resource Planning (ERP) system, Clinisys, across all its facilities. With all of CHG's network now operating under the new system, the Group expects to record remarkable efficiency and care quality improvements going forward.

Digital Strategy

Management sees digitalisation as a main driver of sustainable growth in the future, especially in light of the changing dynamics brought about by the COVID-19 pandemic. As such, the Group has been investing to digitalise all aspects of its operations, from the way the business is run, to the services it offers and how these services are delivered. This is expected to generate sustainable growth in the coming years, driving up revenues while simultaneously enhancing profitability.

On top of digitalising its operations through the rollout of Clinisys, management has also been working to expand CHG's digital medical offering and delivery capabilities. Ultimately this aims to cater to the growing demand for HealthTech solutions and ensure that CHG remains at the forefront of the Egyptian healthcare industry. Management is confident that CHG's proactive approach to digitalisation will see the Group continue to benefit from first mover advantage going forward. Moreover, given CHG's size and experience, the Group is ideally placed to effectively adopt new technologies and leverage the large amount of data from its growing patient base to optimise the new tools.

Optimisation and Expansion of Capacity (Facilities Updates)

El Katib and Queens Hospitals

During the third quarter, and particularly in the month of July, both facilities recorded a significant decline in demand for COVID-19-related services as new infections in the country declined during the summer months. El Katib Hospital which currently only operates as a COVID-19 facility saw its revenues and profitability in the third quarter of the year decline significantly. This is mainly attributable to the hospital's fixed cost base which does not vary with revenue. Meanwhile, Queens Hospital, which also operates a COVID-19-dedicated unit, but under the management framework of Cleopatra Hospital, remained profitable in the third quarter. It is important to note that at both facilities demand started to pick back up in the months of September and October as the country faced a new wave of infections. Nonetheless, despite the slowdown in the third quarter, on a year-to-date basis both facilities continued to record strong growth versus the same nine-month period of last year. El Katib Hospital recorded revenue of EGP 91.2 million in 9M2021, representing a 9% year-on-year increase. Meanwhile, Queens Hospital recorded revenue of EGP 125.5 million in 9M2021, a five-fold increase from last year.

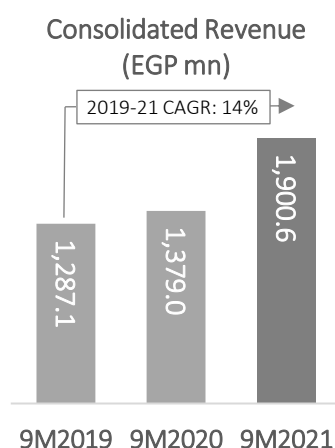
While the immediately priority for both facilities remains the treatment of COVID-19 patients, management has been working to prepare both hospitals to transition to a post-COVID-19 world. The detailed plan, which is gradually being implemented by both management teams at El Katib and Queens hospitals, largely revolves around broadening the facilities' service offering, enabling them to house new CoEs to complement the Group's current offering. Management is confident that the Group's proven business model and operational frameworks will enable it to swiftly adapt the service offering of both hospitals, ensuring they continue to generate ample value well beyond the end of the COVID-19 pandemic.

East Cairo Brownfield Hospital

In October 2021, CHG announced the signing of an agreement to acquire a 400-bed brownfield hospital in East Cairo. The deal, which is currently pending regulatory approval, would see the Group expand its geographic presence into the fast-growing and currently underpenetrated East Cairo neighbourhood where the Group only operates a polyclinic. In recent months, the Group has recorded strong demand for the CHG brand and is confident that the new facility will enable it to capitalise on this strong patient interest for the Group's

services. A brownfield acquisition, which involves purchasing an existing facility which is not yet completed but which was originally built to function as a hospital, provides multiple advantages for the Group. Firstly, it significantly decreases the time needed to begin operations. Currently, management expects to complete the facility in just 18 to 24 months from receiving regulatory approvals. This is a much shorter timeline than in the case of a greenfield project. Moreover, should the acquisition go through, CHG would be able to add 400 new beds in this underserved neighbourhood helping to cater to the rising demand for high-quality healthcare. CHG's plans for the new facility include equipping it with the latest state-of-the-art medical equipment available and inaugurating multiple new CoEs to further expand its current offering.

Financial Review



Revenue

Consolidated revenue for the nine months ended 30 September 2021 recorded EGP 1,900.6 million, up a solid 38% year-on-year on the back of strong growth across all of CHG's revenue segments and hospitals. Top-line growth for the period was supported by a 20% increase in cases versus the comparable period of last year, with consolidated top-line further boosted by improving utilisation rates, an increasingly optimised service mix, and favourable pricing. The year-to-date performance was supported by a robust quarter three performance which saw the Group record revenue of EGP 623.8 million, up 16% from the same three months of last year. This is a particularly noteworthy result as last year's third quarter included a high base effect from the lifting of COVID-19-related restrictions.

Monthly Revenue Progression Analysis

It is also important to note that in July 2021, the Group witnessed a significant decline in COVID-19-related revenue as infection rates in the country declined. When combined with the expected dip in demand typical of the summer months, this weighed on consolidated revenue for the month of July, despite it still posting a solid 11% rise compared to July of last year. Nonetheless, with infections in the country rising again towards the end of the quarter and with activity normalising post-summer holidays, the Group recorded strong monthly revenue in August and September, in line with figures recorded in the first half of the year.

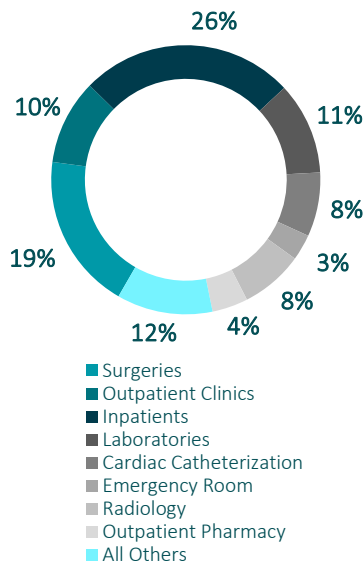
EGP mn	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD
2020	179	174	150	88	106	146	160	180	195	1,379
2021	199	200	235	219	212	212	178	225	221	1,901
Growth	11%	15%	57%	148%	100%	46%	11%	25%	13%	38%

Revenue Breakdown by Segment

On a by service basis, CHG's inpatient segment continued to make up the lion share of total revenues at 26% in the nine-month period. Revenue from inpatient services expanded a

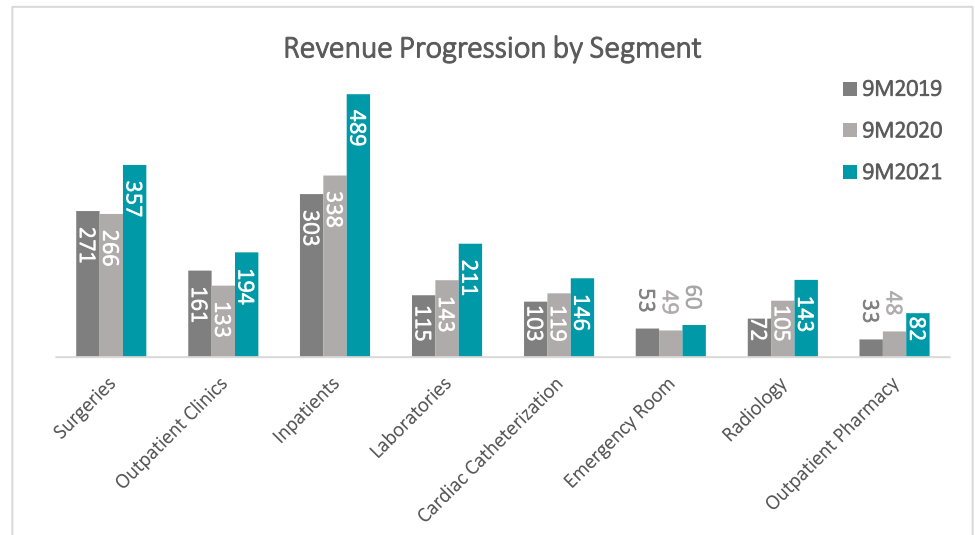


Revenue by Segment (9M2021)



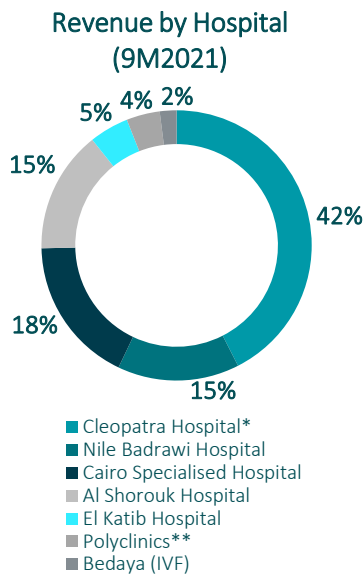
solid 45% year-on-year on the back of strong demand throughout the year. Inpatient demand was supported by all of CHG’s facilities, and was particularly robust at its COVID-19-dedicated facilities with a large part of patients visiting the two hospitals requiring inpatient care. Revenue at the surgery segment increased 34% year-on-year on the back of strong volume growth, with the segment making up 19% of total revenue for the nine-month period. In fact, the number of surgeries performed in 9M2021 stood 27% above those performed in the same nine months of last year. The segment’s revenue growth was also supported by an increasingly optimised case mix, the ramp up of the Group’s newer CoEs, improving utilization, and favourable pricing for the period. The Group’s laboratory services reported a 48% year-on-year rise in revenues, making up 11% of the consolidated figure. This is up from the segment’s historical average contribution of around 9% demonstrating the success of CHG’s case mix optimisation and one-stop-shop strategies. Revenue generated by the Group’s outpatient services expanded 46% year-on-year and contributed to 10% of consolidated revenues in 9M2021. During the nine-month period, the Group recorded a 27% increase in the number of outpatient visits performed versus the same period of last year. The radiology segment saw revenues grow 36% year-on-year in 9M2021 with the segment’s contribution to consolidated top-line standing at 8% for the period. Growth at the radiology segment directly reflect management’s efforts to diversify the Group’s revenue streams and deliver on its long-term vision of creating a one-stop-shop offering for patients. Revenues from catherization services increased 23% compared to 9M2020, making up 8% of total revenues for the period. The continued growth recorded by the segment is largely attributable to the significant investments carried out by CHG over the last couple of years to expand its catherization capabilities in line with growing demand for the service. Finally, the Group’s outpatient pharmacy services contributed to 4% of consolidated revenue for the nine-month period having posted a 68% year-on-year rise in revenues in 9M2021.

Revenue Progression by Segment



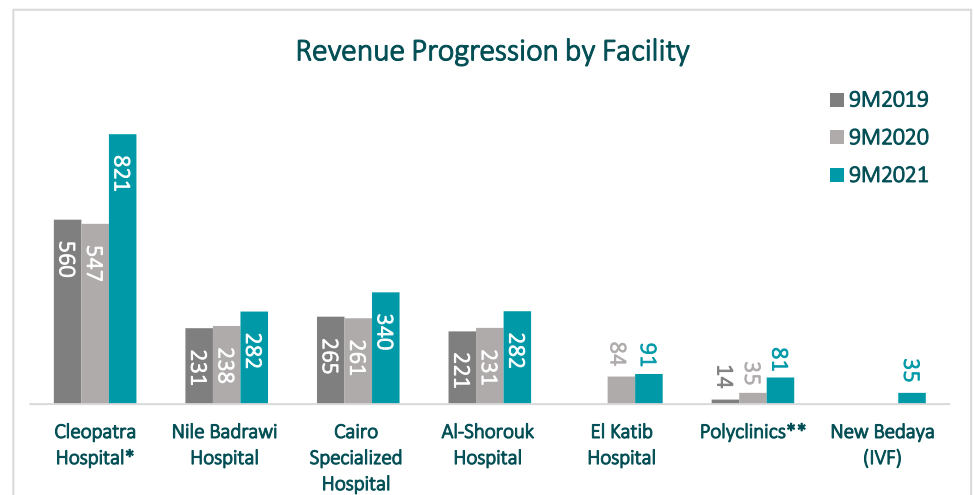
Revenue by Hospital

On a per hospital basis, Cleopatra Hospital, which includes revenues generated by Queens Hospital, recorded a 50% year-on-year rise in revenues in 9M2021, with its contribution to consolidated top-line reaching 42% for the period. While revenues generated by Queens Hospital posted an impressive 390% year-on-year rise in 9M2021, the Group also witnessed a strong 33% year-on-year rise in revenues generated by its flagship Cleopatra Hospital for the nine-month period, testament to the hospital’s remarkable revenue generating potential. Here is it important to note that Queens Hospital witnessed lower COVID-19-related demand during the summer owing to a general decline in infections in Egypt. Demand has since risen again as the country faced higher infection rates towards the end of the third quarter 2021. Turning to the other facilities, Cairo Specialised Hospital



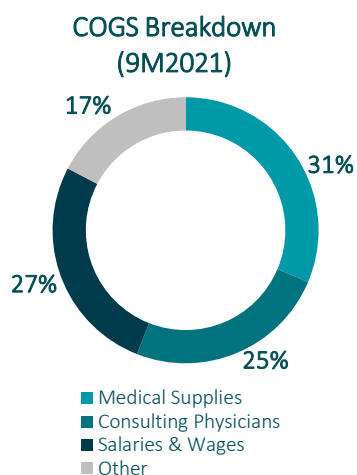
*Cleopatra Hospital results for the period include revenue generated by Queens Hospital.
**Polyclinic revenue includes both East and West Cairo Polyclinics (CHG for medical services) in addition to the polyclinic pharmacies segment (CHG Pharma)

(“CSH”) made the second largest contribution at 18% having recorded a 30% year-on-year increase in revenue in 9M2021. Nile Badrawi Hospital (“NBH”) and Al Shorouk Hospital (“ASH”) each contributed to 15% of total revenue for the nine-month period, with revenues expanding 19% and 22% versus 9M2020, respectively. El Katib Hospital’s contribution stood at 5% for 9M2021, as the facility’s top-line expanded 9% year-on-year. It is important to note that El Katib Hospital’s revenue decline significantly during July and August 2021 on the back of a notable decrease in COVID-19-positive cases in the country. Revenues have since picked back up as the country battled a fourth wave of infections in the months of September and October 2021. Combined, the Group’s East and West Cairo Polyclinics, and CHG Pharma, contributed to 4% of total revenues in 9M2021. Finally, CHG’s new IVF venture, Bedaya, contributed to 2% of consolidated revenues in the nine-month period. It is worth highlighting that with the facility’s ramp up and integration phases now complete, the venture is expected to begin generating significant revenue in the coming quarters, with its contribution to consolidated top-line set to rise further in 2022.



*Cleopatra Hospital includes contributions from Queens Hospital of EGP 25.6 million in 9M2020 and EGP 125.5 million in 9M2021.

**Polyclinics revenues include revenues from the Group’s East and West Cairo Polyclinics as well as CHG Pharma.

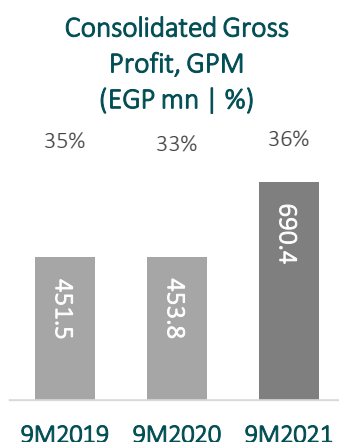


COGS

Cost of goods sold for the nine-month period increased 31% year-on-year to EGP 1,210.2 million. The rise in COGS was significantly lower than the rise in consolidated revenue for the period, leading to a decline in the COGS to revenue ratio for the period to 64% from 67% in the same nine months of last year. Declining COGS to revenue highlight once more management’s ability to expand the Group’s operations while simultaneously enhancing efficiencies, a key pillar in CHG’s growth and development strategy. Breaking down the figure in more detail, medical supplies, which increased 40% year-on-year in 9M2021, made up the largest share of total COGS for the period at 31%. Salaries and wages made the second largest contribution to consolidated COGS at 27% having increased 23% from 9M2020. Finally, the Group’s consulting physician fees expanded 31% year-on-year in 9M2021, making up 25% of consolidated COGS. Despite the year-on-year growth, as a percentage of sales, direct salaries and wages declined from 19% in 9M2020 to 17% in 9M2021, while consulting physician fees to revenue decline to 15.7% in 9M2021 from 16.2% this time last year. Meanwhile, in 9M2021 medical supplies to sales stood at 20%, up marginally versus last year. On a quarterly basis, total COGS expanded 19% year-on-year to record EGP 414.2 million in 3Q2021.

Gross Profit

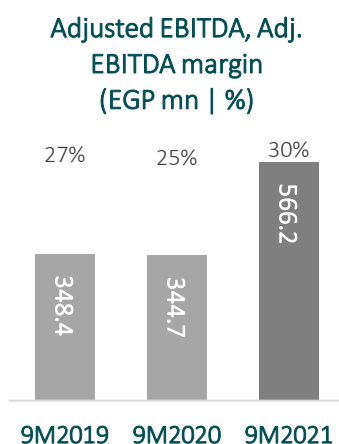
Gross profit recorded EGP 690.4 million in 9M2021, up a solid 52% year-on-year. Gross profit margin stood at 36% in 9M2021, versus the 33% margin recorded in the comparable nine months of last year. Improved gross profitability reflects strong top-line growth from



the period coupled with management's successful efforts to enhance operational efficiencies across the Group's operations over the last two years. On a by hospital basis, Cleopatra Hospital, which continues to include Queens Hospital's results, contributed to 53% of the Group's gross profit in 9M2021. Individually, Cleopatra Hospital made up 44% of total gross profit for the period, while Queens Hospital made a 10% contribution. Here it is important to point out the solid 34% year-on-year rise in gross profit reported by Cleopatra Hospital, which continued to record a gross profit margin well-above the Group's average at 44% in 9M2021. Meanwhile, CSH contributed to 15% of consolidated gross profit followed by ASH and NBH which contributed 12% each. El Katib Hospital's contribution to consolidated gross profit for the quarter stood at 4%. It is important to note that during the third quarter, El Katib's profitability was impacted by the significant decline in demand for COVID-19-related services. Despite this, the hospital continued to record a healthy margin of 32% in 9M2021. In 3Q2021, gross profit recorded EGP 209.7 million, up 12% year-on-year and with an associated margin of 34%.

G&A Expenses

General and administrative (G&A) expenses consist of the company's non-medical staff costs, including those of senior management, commercial expenses, and Group-level professional consulting fees. G&A expenses has also historically included the Group's Long-Term Incentive Program (LTIP), a non-cash charge linked to share price appreciation and EBITDA growth. The LTIP, which had a four-year maturity period, matured on the 2nd of June 2020, after which amounts were disbursed. Outlays for G&A purposes increased 31% y-o-y in 9M2021 to EGP 298.0 million. In 3Q2021, G&A expenses reached EGP 96.0 million, up 23% versus the third quarter of 2020.

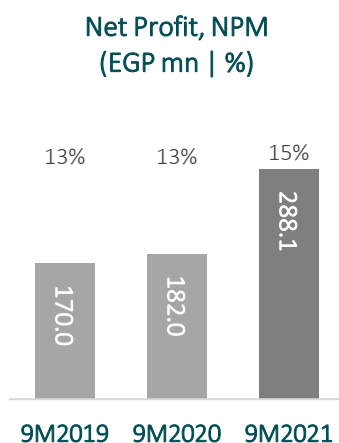


During the nine-month period, CHG booked EGP 13.9 million in provisions, 4% below last year's figure. The decline was supported by a 71% year-on-year decline in provisions booked during the third quarter which recorded EGP 2.6 million versus EGP 8.9 million in the same three months of last year.

Meanwhile, impairments for the nine-month period recorded EGP 46.4 million, largely unchanged from the same period of last year. In the third quarter, impairments declined substantially to EGP 6.9 million versus EGP 19.8 million in the same three months of 2020. This is also a significant decrease from the impairments booked during the second quarter of 2021, which had increased following the Group's decision to impair its accounts receivables from a default client as a one-time cost during the quarter. The normalisation of provision is largely attributable to the success of management's strategy to improve the Group's collection cycle which included the adoption of a new revenue cycle management framework just under two years ago.

EBITDA

CHG's adjusted EBITDA, factoring out acquisition expenses, impairments, provisions, the LTIP's non-cash charge, pre-operating expenses and contributions from other income, expanded 64% year-on-year in 9M2021 to EGP 566.2 million, with an associated margin of 30% versus 25% in the comparable period of 2020. Meanwhile, CHG' EBITDA, which does not adjust for impairments booked in the period, recorded a 74% year-on-year expansion in 9M2021 with an associated margin of 27% versus 22% in 9M2020. On a quarterly basis, adjusted EBITDA expanded 10% year-on-year to record EGP 166.9 million with a margin of 27% versus 28% in the same three months of last year. EBITDA expanded 22% year-on-year in 3Q2021 with a margin of 26% versus 25% in 3Q2020.



Net Profit

CHG's consolidated net profit recorded EGP 288.1 million in 9M2021, up 58% year-n-year with an associated margin of 15% versus 13% last year. Improved net profitability comes as comes as the Group's impressive top-line growth for the nine-month period filtered through to its bottom-line thanks to management's cost control and optimization strategy which more than offset higher depreciation. Net profitability was also supported by a



normalisation of impairments towards the final part of the period. It is important to note that net profit for the period also reflects the new accounting standards for long-term rental contracts (CHG's polyclinics and Queens Hospital) which resulted in additional interest expenses of EGP 7 million in 3Q2021 and EGP 18 million for 9M2021.

In the third quarter, CHG recorded a net profit of EGP 86.1 million, up 8% year-on-year and with an associated margin of 14% for the three-month period.

CAPEX

Total CAPEX outlays stood at EGP 193 million as at 30 September 2021 including down payments for CAPEX purchases not yet delivered.

ABOUT CLEOPATRA HOSPITALS GROUP S.A.E.

The Group is the largest private hospital group in Egypt by number of hospital beds and number of operating hospitals. The company holds majority stakes and operates six leading hospitals in the Greater Cairo Area: Cleopatra Hospital, Cairo Specialized Hospital, Nile Badrawi Hospital, Al Shorouk Hospital, Queens Hospital, and El Katib Hospital offering a full array of general and emergency healthcare services. The Group also operates two polyclinics located in strategic neighbourhoods of East and West Cairo and holds a majority stake in Bedaya for Medical Services, Egypt’s leading IVF and Fertility Centre.

Shareholder Information

EGX: CLHO.CA

Listed: June 2016

Shares Outstanding: 1,600 million

For further information, please contact:

Cleopatra Hospitals Group S.A.E.

Hassan Fikry

Corporate Strategy & Investor Relations Director

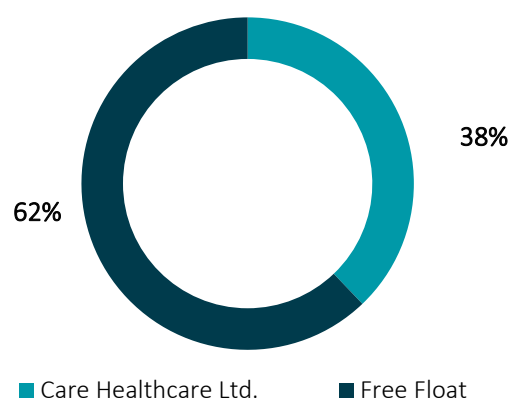
T: +2 (0)2 2241 7471

hassan.fikry@cleohc.com

investors.cleopatrahospitals.com

Shareholder Structure

(as of 30 September 2021)



Forward-Looking Statements

This communication contains certain forward-looking statements. A forward-looking statement is any statement that does not relate to historical facts and events, and can be identified by the use of such words and phrases as “according to estimates”, “anticipates”, “assumes”, “believes”, “could”, “estimates”, “expects”, “intends”, “is of the opinion”, “may”, “plans”, “potential”, “predicts”, “projects”, “should”, “to the knowledge of”, “will”, “would”, or, in each case, their negatives, or other similar expressions that are intended to identify a statement as forward-looking. This applies, in particular, to statements containing information on future financial results, plans, or expectations regarding our business and management, our future growth or profitability and general economic and regulatory conditions and other matters affecting us.

Forward-looking statements reflect our management’s (“Management”) current views of future events, are based on Management’s assumptions, and involve known and unknown risks, uncertainties, and other factors that may cause our actual results, performance, or achievements to be materially different from any future results, performance, or achievements expressed or implied by these forward-looking statements. The occurrence or non-occurrence of an assumption could cause our actual financial condition and results of operations to differ materially from, or fail to meet expectations expressed or implied by, such forward-looking statements. Our business is subject to a number of risks and uncertainties that could also cause a forward-looking statement, estimate, or prediction to become inaccurate. These risks include fluctuations in the prices of raw materials or employee costs required by our operations, its ability to retain the services of certain key employees, its ability to compete successfully, changes in political, social, legal, or economic conditions in Egypt, worldwide economic trends, the impact of war and terrorist activity, inflation, interest rate and exchange rate fluctuations, and Management’s ability to timely and accurately identify future risks to our business and manage the risks mentioned above.

Certain figures contained in this document, including financial information, have been subject to rounding adjustments. Accordingly, in certain instances, the sum or percentage change of the numbers contained in this document may not conform exactly to the total figure given.

Consolidated Statement of Income

All figures in EGP mn	3Q2021	3Q2020	% change	9M2021	9M2020	% change
Revenues	623.8	535.9	16%	1,900.6	1,379.0	38%
Cost of sales	(414.2)	(349.4)	19%	(1,210.2)	(925.1)	31%
Gross profit	209.7	186.4	12%	690.4	453.8	52%
<i>Gross Profit Margin</i>	34%	35%		36%	33%	
General & administrative expenses	(96.0)	(77.8)	23%	(298.0)	(228.3)	31%
Cost of acquisition activities	(5.0)	0.4	N/A	(11.8)	(4.6)	159%
Provisions	(2.6)	(8.9)	-71%	(13.9)	(14.5)	-4%
Other income	0.1	2.2	-97%	7.3	6.1	19%
Pre-operating income	0.0	0.0	-	0.0	0.0	-
EBIT	106.2	102.4	4%	373.9	212.7	76%
<i>EBIT Margin</i>	17%	19%		20%	15%	
Interest income	14.4	9.0	60%	40.6	41.2	-1%
Interest expense	(9.9)	(0.7)	N/A	(25.1)	(2.0)	N/A
Profit before tax	110.7	110.6	0%	389.4	251.9	55%
<i>PBT Margin</i>	18%	21%		20%	18%	
Income tax	(19.1)	(29.6)	-35%	(97.2)	(69.1)	41%
Deferred tax	(5.5)	(1.0)	464%	(4.1)	(0.8)	430%
Net profit after tax	86.1	80.0	8%	288.1	182.0	58%
<i>Net Profit Margin</i>	14%	15%		15%	13%	
<u>Distributed as follows:</u>						
Shareholders of the company	80.0	78.6	2%	271.8	179.2	52%
Minority rights	6.1	1.5	320%	16.3	2.8	476%
Profit for the period	86.1	80.0	8%	288.1	182.0	58%

Consolidated Statement of Comprehensive Income

All figures in EGP mn	3Q2021	3Q2020	% change	9M2021	9M2020	% change
Net Profit	86.1	80.0	8%	288.1	182.0	58%
Other comprehensive income	0.0	0.0	-	0.0	0.0	-
Total comprehensive income for the year	86.1	80.0	8%	288.1	182.0	58%
<u>Total comprehensive income attributable to:</u>						
Owners of the company	80.0	78.6	2%	271.8	179.2	52%
Non-controlling interest	6.1	1.5	320%	16.3	2.8	476%
Total comprehensive income for the year	86.1	80.0	8%	288.1	182.0	58%

Consolidated Statement of Financial Position

All figures in EGP mn	31 December 2020	30 September 2021
Non-current assets		
Fixed assets	1,205.2	1,313.2
Intangible assets	427.6	426.0
Right of use	18.8	180.5
Payment under investment	-	5.7
Investment in associates	1.1	2.0
Total non-current assets	1,652.7	1,927.4
Current assets		
Inventory	66.3	55.4
Accounts receivables	418.8	422.9
Other receivables and debit balances	94.6	78.0
Due from related parties	0.4	0.5
Treasury bills	220.6	501.7
Cash	330.0	311.5
Total current assets	1,130.5	1,370.0
Total assets	2,783.3	3,297.3
Equity		
Share capital	800.0	800.0
Treasury Shares	-	(74.2)
Reserves	281.3	292.3
Retained earnings	984.9	1,154.6
Long term incentive plan	-	4.1
Equity attributable to the parent company	2,066.2	2,176.8
Non-controlling interest	107.7	113.6
Total equity	2,173.9	2,290.4
Non-current liabilities		
Long-term investments creditors	17.9	28.3
Long-term debt – non-current portion	-	-
Non-current portion of lease liability	8.0	180.0
Deferred tax liability	77.9	82.0
Total non-current liabilities	103.8	290.3
Current liabilities		
Provisions	21.6	15.2
Creditors and other credit balances	442.0	469.3
Due to related parties	0.6	-
Current Portion of Borrowings	-	136.0
Current portion of lease liability	5.3	34.7
Current income tax	36.1	61.4
Total current liabilities	505.5	716.6
Total liabilities	609.3	1,006.9
Total liabilities & shareholders' equity	2,783.3	3,297.3

Consolidated Statement of Cash Flow

All figures in EGP mn	30 September 2020	30 September 2021
<u>Cash flow from operating activities:</u>		
Profit before tax	251.9	389.4
<u>Adjustments for:</u>		
Depreciation	61.4	83.5
Amortization of intangible assets	-	11.9
Allowance for impairment of current assets	45.3	33.3
Provision	0.4	(6.5)
Capital gain/loss	(0.7)	1.4
Credit/debit interest	(39.6)	(15.5)
Changes in current tax liability	(103.6)	(71.8)
Gain/loss in investments in subsidiaries	-	(0.8)
Employee incentive	7.8	4.1
Operating profits before changes in assets and liabilities	222.9	429.1
<u>Changes in working capital:</u>		
Changes in inventories	(6.9)	10.5
Change in trade receivables, debtors, and other debit balances	(87.8)	(33.5)
Changes in due from related parties	0.3	(0.7)
Change in trade and other payables	(10.7)	44.1
Paid from employee incentive plan	(136.8)	-
Change in lease	-	(14.2)
Others	-	-
Net cash flows generated from operating activities	(19.0)	435.4
<u>Cash flow from investment activities:</u>		
Proceeds from sale of fixed assets	0.7	1.8
Payments for purchase of fixed assets	(69.4)	(67.2)
PUC purchased	(159.1)	(127.5)
Advanced payments for purchase of fixed assets	(23.1)	17.5
Fixed assets suppliers	-	(14.7)
Payments for acquisition of a subsidiary, net cash acquired	(8.5)	-
Payments under investment	(145.5)	(5.7)
Credit interest collected	42.9	35.0
Treasury bills	50.1	-
Paid under subsidiaries capital increase	-	-
Paid for investment associates	-	-
Net cash flow from investment activities	(311.9)	(160.8)
<u>Cash flow from financing activities:</u>		
Proceeds from minority share in subsidiary capital increase	-	-
Treasury Shares	-	(74.2)
Dividends paid	(48.8)	(47.2)
Repayment of borrowings	-	-
Cash proceed from overdraft	-	345.5
Cash paid to overdraft	-	(209.6)
Interest paid	(1.6)	(27.6)
Net cash flow from financing activities	(50.4)	(12.9)
Net change in cash & cash equivalents during the period	(381.3)	261.6
Cash and cash equivalents at the beginning of the period	791.3	550.5
Cash and cash equivalent in acquired subsidiaries at beginning of period	-	-
Cash & cash equivalents at the end of the period	410.0	812.2